

The below minutes are taken from the meeting to represent items addressed and actions taken by this board. All meetings are recorded with video and audio for our records. In the event these minutes are ever in question or controversy, the audio/video archive shall be used to determine the actual item or action taken by individuals present at this meeting.

**MINUTES
PLANNING COMMISSION
April 13, 2022**

The Planning Commission of the Parish of Ascension held a Public Meeting on Wednesday, April 13, 2022 at 6:00 p.m. at the Ascension Parish Courthouse, 607 East Worthey Street, Council Chambers – 1st Floor, Gonzales, Louisiana in a regular session convened.

I. Meeting was Called to Order

Meeting was called to order by Stacie Webb, Recording Secretary for the Planning Commission.

II. Oath of Office

A. Newly Appointed Commissioners

Parish Attorney Spencer Long swore in the following newly appointed Planning and Zoning Commissioners:

Mr. Dwayne Bailey	Mr. Mark Villa
Mr. Max Nassar	Mr. Nicolas Miller
Mr. Randy Clouatre, Jr.	Mr. Wade Schexnaydre

III. Election of Officers

A. Election of Chairman for 2022 Planning and Zoning Commission

Mr. Wade Schexnayder nominated Mr. Max Nassar.
Mr. Nicholas Miller nominated himself.

The following roll call vote was made for the nomination of Mr. Max Nassar as Chairman of the 2022 Planning and Zoning Commission:

YEAS: Mr. Mark Villa, Mr. Dwayne Bailey, Mr. Nicholas Miller, Mr. Max Nassar, Mr. Wade Schexnayder, Mr. Randy Clouatre, Jr, Mr. Todd Varnado

NAYS: None

(7) YEAS; (0) NAYS

The following roll call vote was made for the nomination for Mr. Nicholas Miller as Chairman of the 2022 Planning and Zoning Commission:

YEAS: Mr. Nicholas Miller

NAYS: Mr. Mark Villa, Mr. Dwayne Bailey, Mr. Nicholas Miller, Mr. Max Nassar, Mr. Wade Schexnayder, Mr. Randy Clouatre, Jr, Mr. Todd Varnado

(1) YEA; (6) NAYS

Mr. Max Nassar was voted Chairman of the 2022 Planning and Zoning Commission.

B. Election of Vice-Chairman for 2022 Planning and Zoning Commission

Mr. Dwayne Bailey nominated Mr. Nicholas Miller.
Mr. Max Nassar nominated Mr. Wade Schexnaydre.

The following roll call vote was made for the nomination of Mr. Nicholas Miller as Vice-Chairman of the 2022 Planning and Zoning Commission:

YEAS: Mr. Mark Villa, Mr. Dwayne Bailey, Mr. Nicholas Miller
NAYS: Mr. Max Nassar, Mr. Wade Schexnaydre, Mr. Randy Clouatre, Jr.
ABSTAINED: Mr. Todd Varnado
(3) YEAS; (3) NAYS; (1) ABSTAINED

The following roll call vote was made for the nomination for Mr. Wade Schexnaydre as Vice-Chairman of the 2022 Planning and Zoning Commission:

YEAS: Mr. Max Nassar, Mr. Wade Schexnaydre, Mr. Randy Clouatre, Jr., Mr. Todd Varnado
NAYS: Mr. Mark Villa, Mr. Dwayne Bailey, Mr. Nicholas Miller
(4) YEA; (3) NAYS

Mr. Wade Schexnaydre was voted Vice-Chairman of the 2022 Planning and Zoning Commission.

IV. Roll Call of Members

The following members were present:

Mark Villa, Dwayne Bailey, Nicholas Miller, Max Nassar, Wade Schexaydre, Randy Clouatre, Jr., Todd Varnado

The following members were absent:

None

V. Chairman's Comments

Mr. Nassar thanked everyone for their faith in nominating him as chairman.

VI. Public Comment on any Agenda Item

No comment.

VII. Staff Report

Mr. Jerome Fournier announced that, at the next meeting in May there will be a presentation by Kendig Keast, the Parish's consultant who is working on ordinance changes to the Ascension Parish Unified Land Development Code. He stated the presentation would be by Zoom. Mr. Fournier mentioned the ordinances that were passed by the previous Planning Commission were in two batches. Those ordinances

were introduced to the Council last week and a special Council meeting will be held April 27th to consider those items.

A. Status Report – April 2022

Mr. Eric Poche presented and explained the attached report on subdivisions.
(SEE ATTACHMENT A)

VIII. Engineering Staff Report

No report.

IX. Minutes

A. Approval or Denial of the Minutes of the March 9, 2022 Planning Commission Meeting

Commission Action: Moved by Mr. Wade Schexnaydre, seconded by Mr. Dwayne Bailey and unanimously adopted, to approve the March 9, 2022 Planning Commission minutes as presented.

X. Consent Agenda

A. Affidavit of Mortgage Declaration

Tracye L. Brown – Lot A-1 (42265 Weber City Rd, Gonzales, LA)

B. Affidavit of Mortgage Declaration

Ronald Picou – Lots C-2 & D-2 (16372 Joe Sevario Rd, Prairieville, LA)

Commission Action: Moved by Mr. Wade Schexnaydre, seconded by Mr. Nicholas Miller and unanimously adopted, to approve the consent agenda as presented.

XI. Old Business

A. Albert Howard Property – Lots EH-2-C-1 thru EH-2-C-6
Family Partition

McLin Taylor, Inc.
(Council District 3)

The subject property is located on the south side of Cornerview Road (LA Hwy. 429) approximately 1,300' west of LA Hwy. 73 in Council District 3 and is zoned Medium

Intensity Residential (RM). The application is on behalf of the heirs of Arthur Howard by McLin-Taylor, Inc.

The Applicant(s) are proposing a family partition of Lot EH-2-C (13.810 acres) into Lot EH-2-C-1 (2.029 acres), Lot EH-2-C-2 (2.000 acres), Lot EH-2-C-3 (4.029 acres), Lot EH-2-C-4 (2.723 acres), Lot EH-2-C-5 (1.000 acre) and Lot EH-2-C-6 (2.029 acres). Each lot is being donated to a legal heir of the estate.

STAFF REVIEW COMMENTS

Comments sent to McLin-Taylor, Inc. on 6/21/2021.

1. Label all existing servitudes as, 'existing.'
2. Show routing and discharge point of individual sewer treatment systems to parish maintained ditch with public drainage servitude and/or to 'blue line stream'. It is the responsibility of the Owner to consult with the Ascension Parish Board of Health to confirm routing for permitting purposes and show/make statement of such on final plat. Plat will not be signed and recorded without this information.
3. Submit final plat in CAD prior to final plat being signed.

STAFF ANALYSIS

This property division currently meets the requirements of the family partition section of the subdivision regulations. The owner has owned the property for at least three years or prior to January 1, 2015 as required by Paragraph 17-4026.B. Should the commission approve this family partition, staff will have the Chairman sign the plat when all comments have been addressed on the final map as listed above and the required conveyance documents completed and recorded according to Paragraph 17-4026.F of the Subdivision Regulations.

Mr. Eric Poche explained this family partition was originally approved in July 2021. He said there were some title issues with it and they came back to the Commission asking for a 90-day extension in January 2022 (as they could not get the acts of donation executed in the 180 days as required by the code). He stated the family was able to get the issues straightened out but are still needing some time to get the final documents taken care of as they are dealing with family members who live out of town. They are asking for an additional 90-day extension so they will not miss the deadline even though they feel it will only be another two or three weeks to get the required paperwork completed.

Commission Action: Moved by Mr. Dwayne Bailey, seconded by Mr. Wade Schexnaydre and unanimously adopted, to approve an additional 90-day extension to the approval of this family partition.

XII. Adjourn

A motion was made by Mr. Randy Clouatre, Jr., meeting was adjourned at 6:13 p.m.

Max Nassar, Chairman

ATTACHMENT A

<i>April, 2022</i> Subdivision Name	Location	Number of Lots	Prelim. Plat Approved	CD Submitted	CDs Approved	Current Status	PP Conditions	Engineer	Developer	Subject to I.D.D.
Belle Maison	William Ficklin Rd., approx. 900' east of Braud Rd.	54	5/14/2014	2/19/2015	12/15/2015	Pre-Con meeting held 3/03/2022	No Conditions	Quality Engineering& Surveying	KD Development Group	Yes
Belle Savanne-Ph. 3	LA Hwy 73 just north of Dutchtown High	96	12/9/2015 11/18/2020	7/10/2020	4/22/2021	In Construction	No Conditions	Quality Engineering& Surveying	Engquist-Level Development, LLC	Yes
Black Bayou Estates	Black Bayou Rd. between Lobell Ln. & Hilbert Young Rd.	20	1/11/2017	Revised CDs 8/20/2021	10/13/2021	Pre-Con meeting held 11/02/2021	No Conditions	Quality Engineering& Surveying	BSC Industries, LLC	Yes
Christy Place	LA Hwy. 929 between Daigle and Aikens Road	48	5/9/2018	5/6/2019	10/16/2019	In Construction	No Conditions	Quality Engineering& Surveying	American Homeland, LLC	Yes
Clare Court	Cornerview between Oak Run Dr. & Dutchtown Meadows Way	37	1/13/2021	3/21/2021	9/30/2021	In Construction	No Conditions	McLin-Taylor Engineering	H I Associates	Yes
Delaune Estates (fka Antebellum Pointe)*	West Side of LA Hwy 73 at Duplessis Road	237	7/14/2021	11/2/2021	3/4/2022	CDs Approved 3/04/2021	Lawsuit Dismissed	Quality Engineering& Surveying	Lynn Levy, LLC	Yes
Pelican Crossing 6th Filing	LA Hwy 44, 1/2 mile north of LA Hwy. 22	66	5/13/2015	9/8/2021	12/20/2021	Pre-Con meeting held 1/13/2022	All Prior to Recording Final Plat-Pay \$750/Lot in TIF	Quality Engineering& Surveying	Engquist-Level Development, LLC	Yes
Pelican Point-14th F-Phases 1 &2 Plantation Commons	LA Hwy 44, 1/2 mile north of LA Hwy. 22 off end of Green Tree Ave.	77	2/10/2021	1st-5/13/21		CDs Submitted 5/13/2021	No Conditions	Ferris Engineering	Doug Diez	Yes
Riverton-2nd Filing	LA Hwy 22-1 mile west of LA Hwy 44	91	3/9/2016	2/16/18 2/28/18	9/4/2018	In Construction	As stated in Planning Commission Meeting Minutes	Quality Engineering& Surveying	SLC, LLC	Yes
Riverton-3rd-5th Filings	LA Hwy 22-1 mile west of LA Hwy 44	220	3/9/2016	12/23/2020		CDs Submitted 12/23/2020	As stated in Planning Commission Meeting Minutes	Quality Engineering& Surveying	SLC, LLC	Yes
Windsor Park	S. Side of LA Hwy 42 east of John Broussard Rd.	92	11/18/2020	3/18/2021	9/24/2021	In Construction	Const. streets to Wrenwood- Reserve at Willow Lake-no tie-in.	Quality Engineering& Surveying	Dantin-Bruce	Yes
Windermere Crossing	Roddy Road about 1,500' north of Cannon Rd.	103	1/13/2021	10/7/2021	12/15/2021	Pre-Con meeting held 1/27/2022	Cannon Rd expanded to 20' width from Roddy Rd to LA 44 prior to f-plat	Quality Engineering& Surveying	Dantin-Bruce	Yes

An asterisk (*) denotes a status change from last month's report